

**GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T**

Municipal Administration and Urban Development Department – Tanuku Municipality - Change of land use from Agricultural land use to Residential use in R.S.No.385/1, 2A, 2B & 3 to an extent of Ac.1.94 Cents of Tanuku Municipality applied by Sri Parimi Suryanarayana and Sri A. Bapineedu, Tanuku – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 28

Dated:11.02.2015

Read the following:-

1. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.6051/2012/R, Dated: 15.02.2014.
2. From the Commissioner, Tanuku Municipality, Tanuku, Roc.No. 800/2012-G1, Dated: 19.05.2012.
3. Government Memo No.4006/H1/2014, MA&UD (H1) Department, Dated: 05.09.2014.
4. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.6051/2012/R2, Dated: 20.11.2014.
5. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated: 30.06.2012.
6. Government Memo No.4006/H1/2014, MA&UD (H1) Department, Dated: 02.12.2014.
7. Andhra Pradesh Gazette No.445, Part-I, Dated:10.12.2014.
8. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.6051/2012/R2,Dated: 28.01.2015.

ORDER:

The draft variation to the land envisaged in Tanuku General Town Planning Scheme, issued in reference 6th read above, was published in Extraordinary Andhra Pradesh Gazette No.445, Part-I, Dt:10.12.2014. The Director of Town & Country Planning, Hyderabad in the reference 4th read above has informed that, the applicant has paid an amount of Rs.23,700/- towards development / conversion charges and in the reference 8th read above has also informed that, the Commissioner, Tanuku has published the draft variation notification in both English and Telugu daily news papers. On publication of notification, no suggestions/objections received from the public. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.

The Municipal Commissioner, Tanuku Municipality, Tanuku, W.G. District.

Copy to:

The individual through the Municipal Commissioner, Tanuku Municipality,
Tanuku, West Godavari District.

The District Collector, West Godavari District.

SF/SC.

// FORWARDED :: BY :: ORDER //

**SECTION OFFICER
(P.T.O.)**

APPENDIX
NOTIFICATION

The following variation to the Tanuku General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.480 MA., dated:19.09.2000, proposed to make in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in R.S.No.385/1, 2A, 2B and 3 to an extent of Ac.1.94 cents of Tanuku Town, the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural use in the General Town Planning Scheme (Master plan) of Tanuku sanctioned in G.O.Ms.No.480, MA., Dated:19.09.2000 is now designated for Residential use by variation of change of land use based on the Council Resolution No.80, dated:17.04.2012 as marked "A to G" in the revised part proposed land use map G.T.P.No.30/2014/R available in the Municipal Office Tanuku Town, **subject to the following conditions that:**

1. The applicant shall obtain prior technical approval from competent authority before commencement of any developmental activity at the site under reference.
2. The applicant shall pay the development charges as per G.O.Ms.No.158, MA, Dated:22.03.1996.
3. The applicant shall handover 40'-0" proposed road area in the Draft land use plan prepared by the Director of Town and Country Planning, Hyderabad to the competent authority free of cost.
4. The applicant shall provide sufficient buffer along ONGC Gas pipeline passing through the site.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Agricultural land in R.S.No.381
East	: Agricultural land in R.S.No.393 & GTP No.19/2010 converted to Residential use
South	: Existing 100'-0" wide Kondalamma Puntha Road
West	: Proposed 100'-0" wide Master Plan road

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER